

1.401
AUG 16 2021

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DELTA County

Deed of Trust Dated: May 1, 1998

Amount: \$45,000.00

Grantor(s): ALBERT KENNETH ROOF, BARBARA J. ROOF, DEBORAH L. DUCKWORTH and RODNEY DUCKWORTH

Original Mortgagee: ALLIED MORTGAGE CAPITAL CORP. #203

Current Mortgagee: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Volume 226, Page 0071

Legal Description: SEE ATTACHED EXHIBIT A

WHEREAS ALBERT KENNETH ROOF is deceased.

Date of Sale: September 7, 2021 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DELTA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT LAMONT OR SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARISON, RONNIE HUBBARD, SHARON ST. PIERRE, DARLA BOETTCHER, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, SHANNAH HOWLE, JON MURPHY HOWLE, SUE SPASIC OR ZORAN W. SPASIC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.




Anthony Adams, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2013-006314



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Robert La Mont August 16, 2021

FIELD NOTES

BEING situated in the R. Coupland Survey, Abstract No. 58, Delta County, Texas and being the same land described in Contract of Sale and Purchase between the Veterans Land Board and Herman L. Thomas by deed recorded in Volume 176, page 395, Deed Records, Delta County, Texas and a one acre tract conveyed to Jon Thomas and wife Kathy Lynn Thomas by deed recorded in Volume 180, page 373 of said Deed Records and being more particularly described as follows;

BEGINNING at the northwest corner of said tract a 1/2" iron rod for corner lying in the west line of said survey and being S 1° 03' 14" E 1195.13 feet and along said west line from the northwest corner of said survey;

THENCE S 1° 03' 14" E along said west line being the centerline of County Road 1060, a distance of 524.27 feet to an angle in said line, a 1/2" iron rod for corner;

THENCE S 37° 36' 36" E along said centerline, a distance of 21.0 feet to a 1/2" iron rod for corner;


THENCE N 89° 09' E passing a 1/2" iron rod at the beginning of a fence at a distance of 27.7 feet and continuing along said fence in all, a distance of 1409.41 feet to a 1/2" iron rod for corner;

THENCE N 1° 29' 13" W along an existing fence, a distance of 542.86 feet to a "T" post for corner;

THENCE S 89° 08' 59" W along the general line of an existing fence, a distance of 1416.82 feet to the point of beginning and containing 17.68 acres of land

I, Roy H. Briscoe, a Registered Professional Land Surveyor of the State of Texas, do hereby certify the above plat was prepared by an actual survey of the land and all monuments, as shown hereon, were set or found under my personal supervision on this the 29th day of April, 1998, and there are no visual easements, encroachments, or protrusions except as shown hereon.

The above tract does not lie within the bounds of a designated flood plain.


Roy H. Briscoe, No. 1027